

052.0

0002

0003.0

Map

Block

Lot

1 of 1
CARDCommercial
ARLINGTON

Total Card / Total Parcel

2,649,000 / 2,649,000

2,649,000 / 2,649,000

2,649,000 / 2,649,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		MILL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WHEATLEY REAL ESTATE LLC	
Owner 2:	
Owner 3:	

Street 1: 24 MILL STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: WHEATLEY JOHN L JR TR -

Owner 2: WHEATLEY FAMILY TRUST -

Street 1: 24 MILL STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .556 Sq. Ft. of land mainly classified as Hardware with a Store Building built about 1926, having primarily Brick Exterior and 20740 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2A	MAJOR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
321	Hardware		24227		Sq. Ft.	Site		0	31.	1.24	CA									930,835						930,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
321	24227.000	1,714,900	3,300	930,800	2,649,000		35900
							GIS Ref
							GIS Ref
							Insp Date
							10/01/18



USER DEFINED

Prior Id # 1:	35900
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	00:21:47
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT									Parcel ID	Parcel ID			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	321	FV	1,714,900	3300	24,227.	930,800	2,649,000		Year end	12/23/2021			
2021	321	FV	1,714,900	3300	24,227.	915,800	2,634,000		Year End Roll	12/10/2020			
2020	321	FV	1,714,700	3300	24,227.	900,800	2,618,800		Year End Roll	12/18/2019			
2019	321	FV	1,631,300	3500	24,227.	840,800	2,475,600		Year End Roll	1/3/2019			
2018	321	FV	1,615,100	3500	24,227.	750,700	2,369,300		Year End Roll	12/20/2017			
2017	321	FV	1,615,100	3500	24,227.	660,600	2,279,200		Year End Roll	1/3/2017			
2016	321	FV	1,615,100	3500	24,227.	495,400	2,114,000		Year End	1/4/2016			
2015	321	FV	1,448,300	3600	24,227.	450,400	1,902,300		Year End Roll	12/11/2014			

SALES INFORMATION									TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes					
WHEATLEY JOHN L	01551-51	1	10/29/2019	Convenience	100	No	No							
	1024-168		12/1/1986		1,200,000	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION													
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name													
2/28/2018	227		1,500						10/1/2018	MEAS&NOTICE	PH	Patrick H													
7/13/2017	811	Re-Roof	60,000	C					3/5/2014	Info Fm Prmt	EMK	Ellen K													
12/4/2013	1761	Renovate	29,000	O					3/19/2009	Meas/Inspect	197	PATRIOT													
1/3/2006	7	Inter Fi	43,000			G7	GR FY07	RELOCATE BTH & OFF	5/4/2000	Meas/Inspect	197	PATRIOT													
6/13/2005	517	Manual	6,500					partitions install																	
7/6/1999	393	Manual	20,000					REROOF																	

Sign: VERIFICATION OF VISIT NOT DATA

